

GOLF OASIS RESIDENCE

KATAMEYA GOLF, NEW CAIRO

04/08/2019



CUBECONSULTANTS
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I N V E S T M E N T









Masterplan
Option A

GVK
Masterplan
Option A





CONCEPTIAL MASTER PLAN
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23 Building
4 Apartments/ floor

GOLF OASIS RESIDENCE CONCEPT



CONCEPTIAL MASTER PLAN
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44 Building

2 Apartments/ floor

GOLF OASIS RESIDENCE CONCEPT



Legend
• City
• Feature 1
• Feature 2

44 Building

2 Apartments/ floor



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GOLF OASIS RESIDENCE CONCEPT



29 Building

2 Apartments/ floor

4 Apartments/ floor



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CONCEPTIAL MASTER PLAN

GOLF OASIS RESIDENCE CONCEPT



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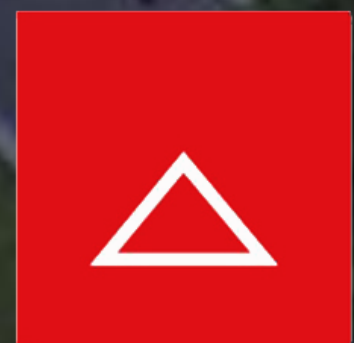
GOLF OASIS RESIDENCE CONCEPT

GOLF OASIS RESIDENCE
QUALITY LIVING



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GOLF OASIS RESIDENCE
QUALITY LIVING



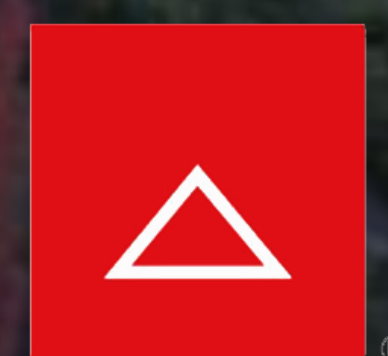
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QUALITY LIVING

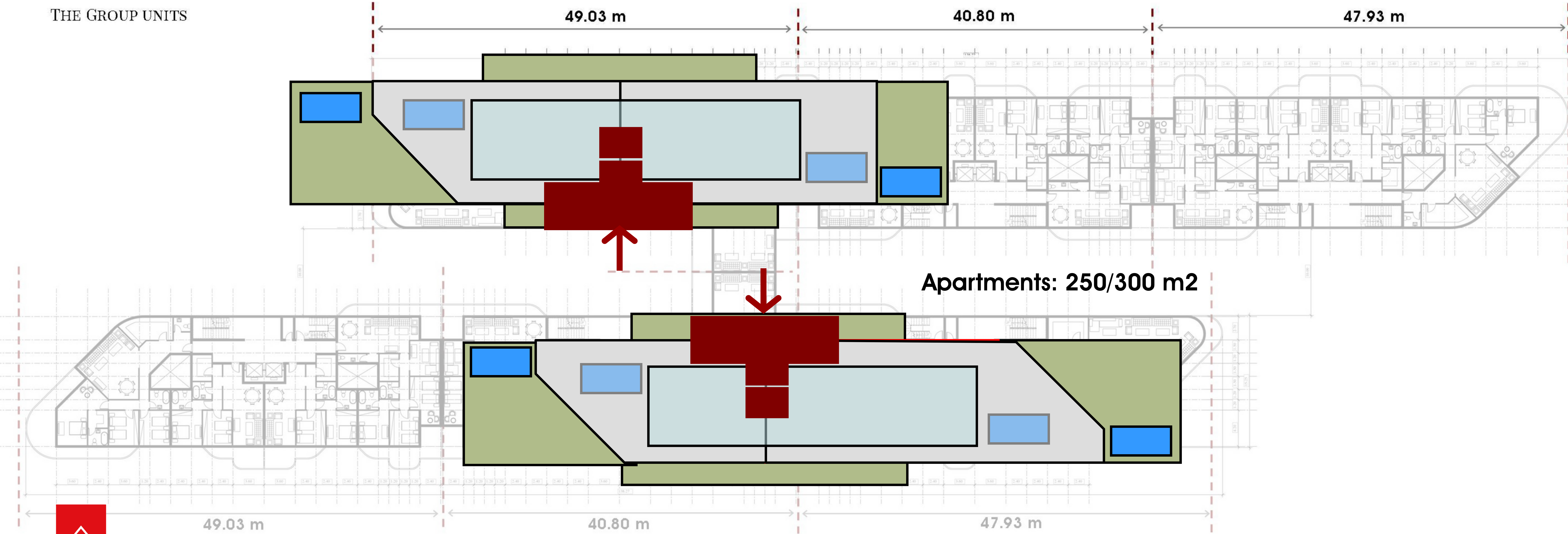






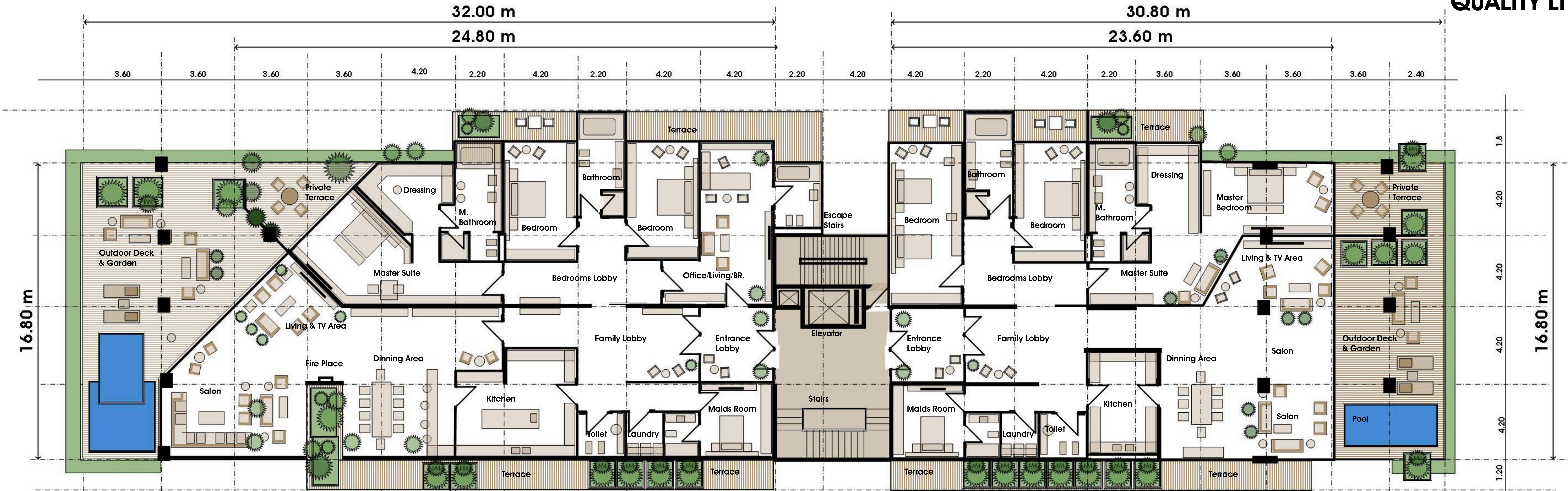


THE GROUP UNITS



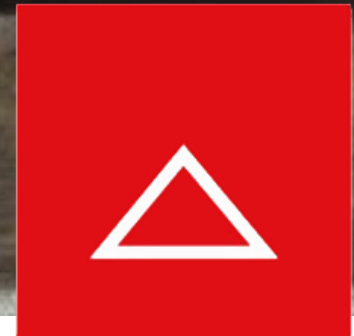
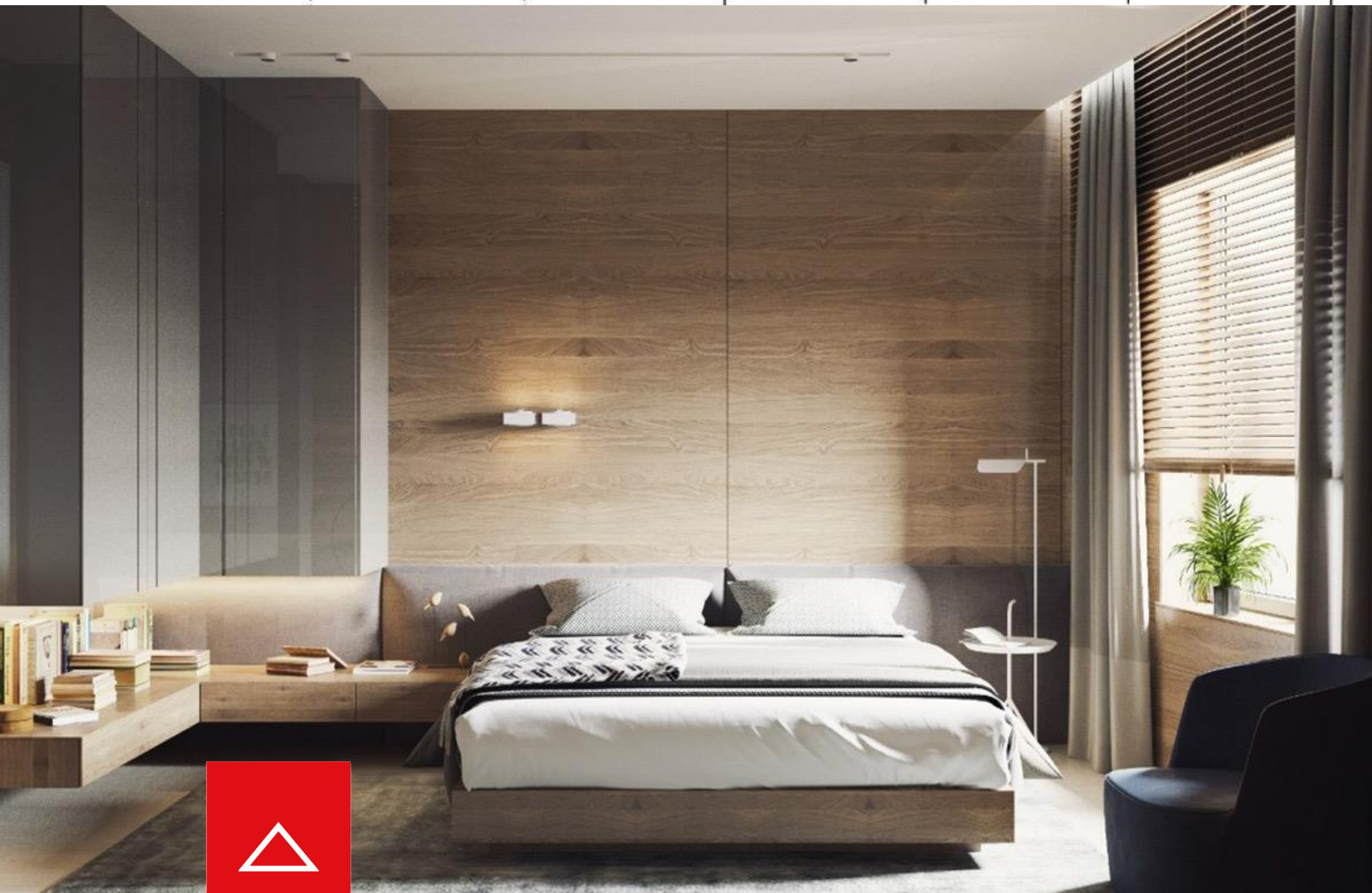
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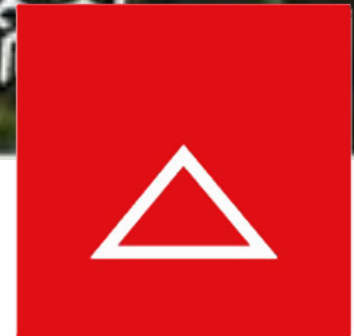
GOLF OASIS RESIDENCE CONCEPT



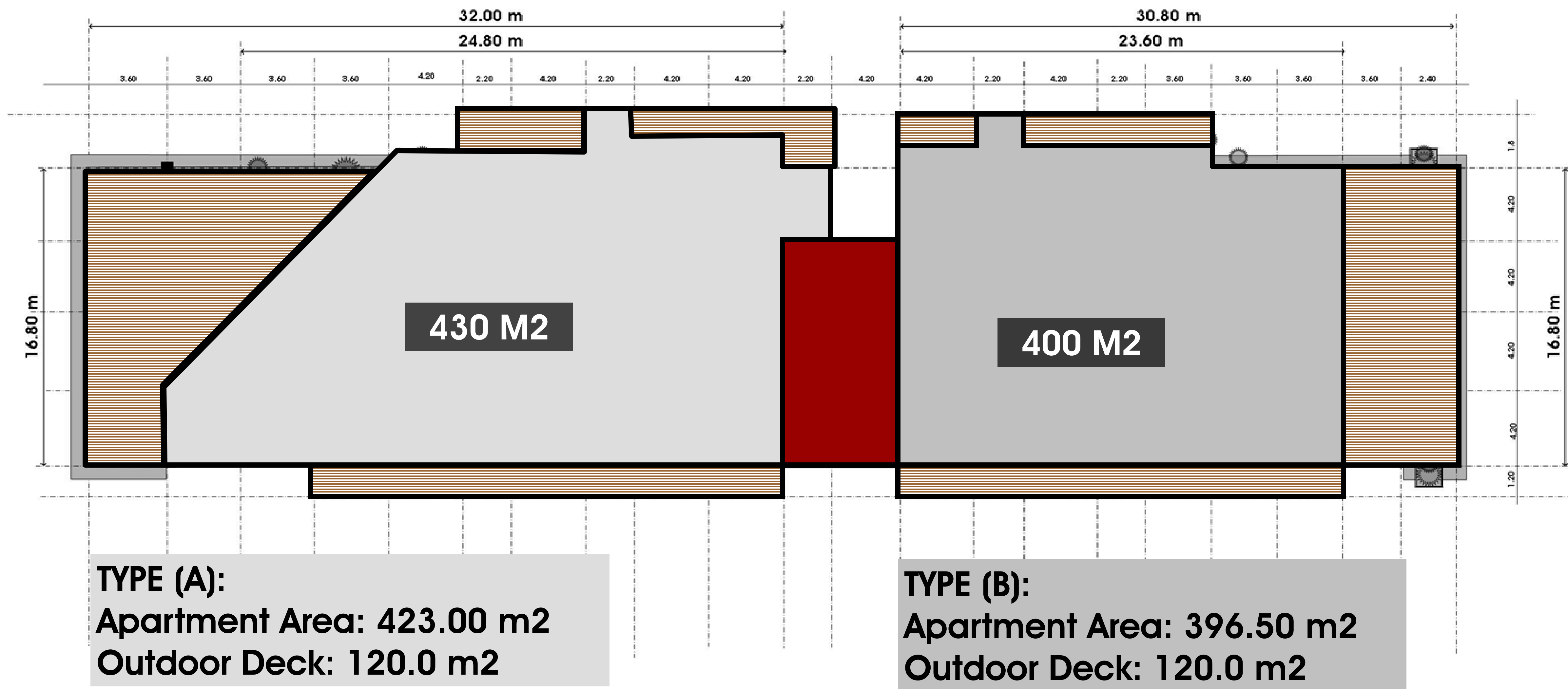
TYPE (A):
Apartment Area: 423.00 m2
Outdoor Deck: 120.0 m2

TYPE (B):
Apartment Area: 396.50 m2
Outdoor Deck: 120.0 m2



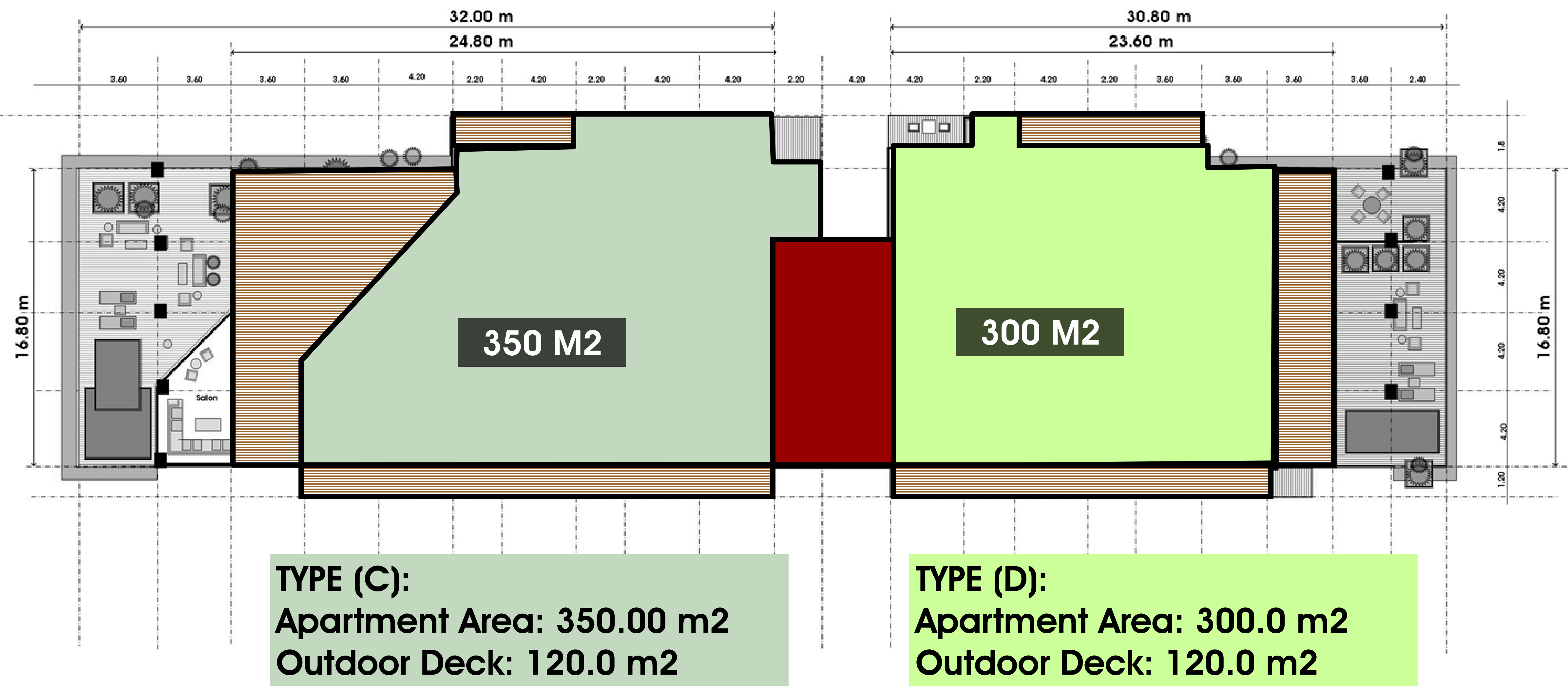


10%

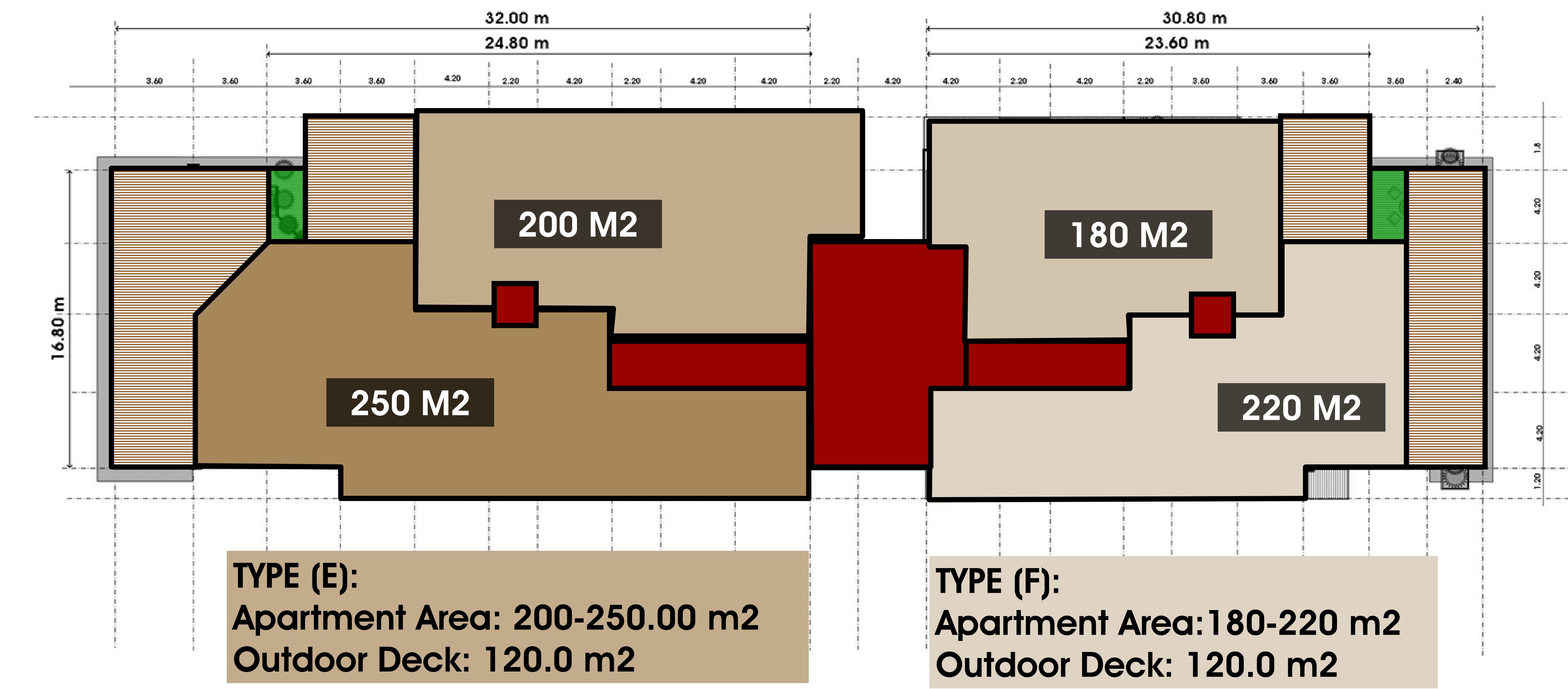


2 Apartments/ Floor

20%

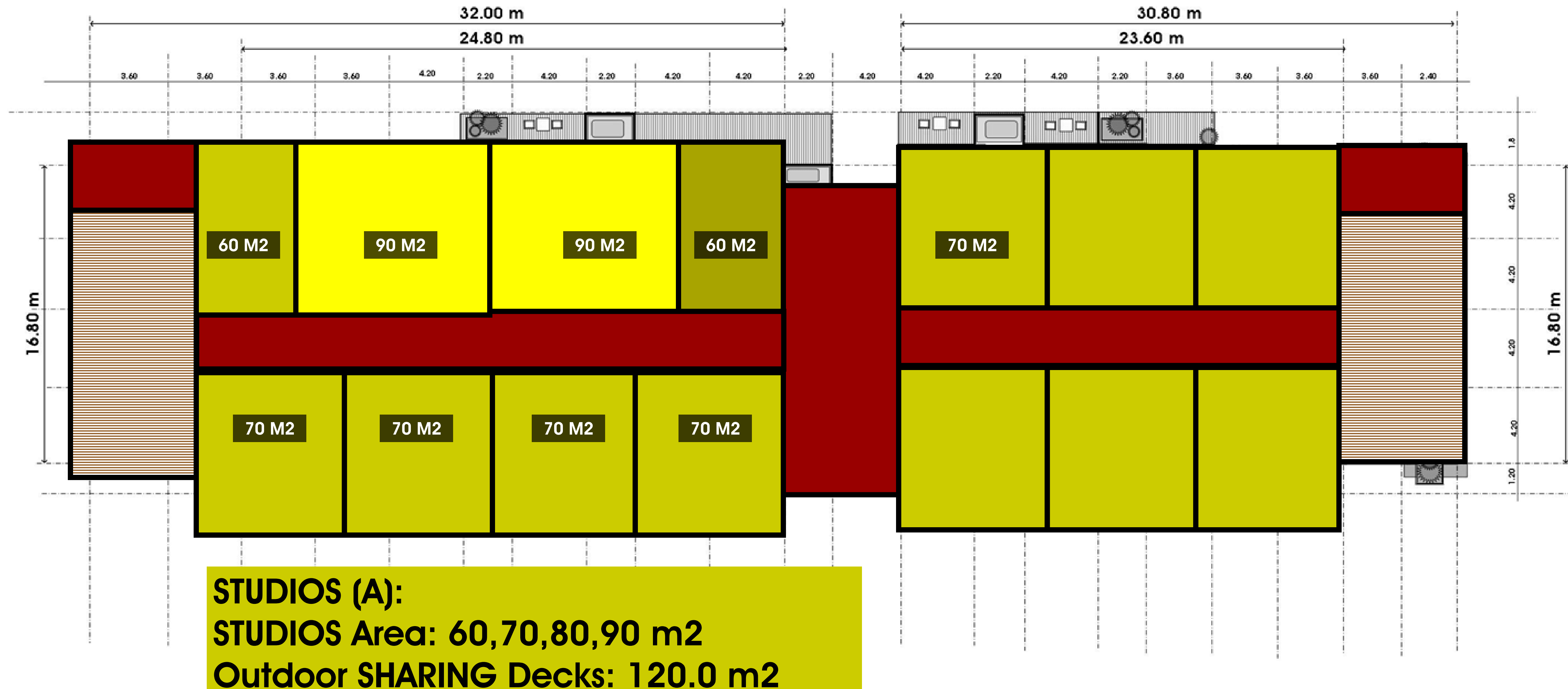


2 Apartments/ Floor – 10 Apartments/ Building



4 Apartments/ Floor

50%

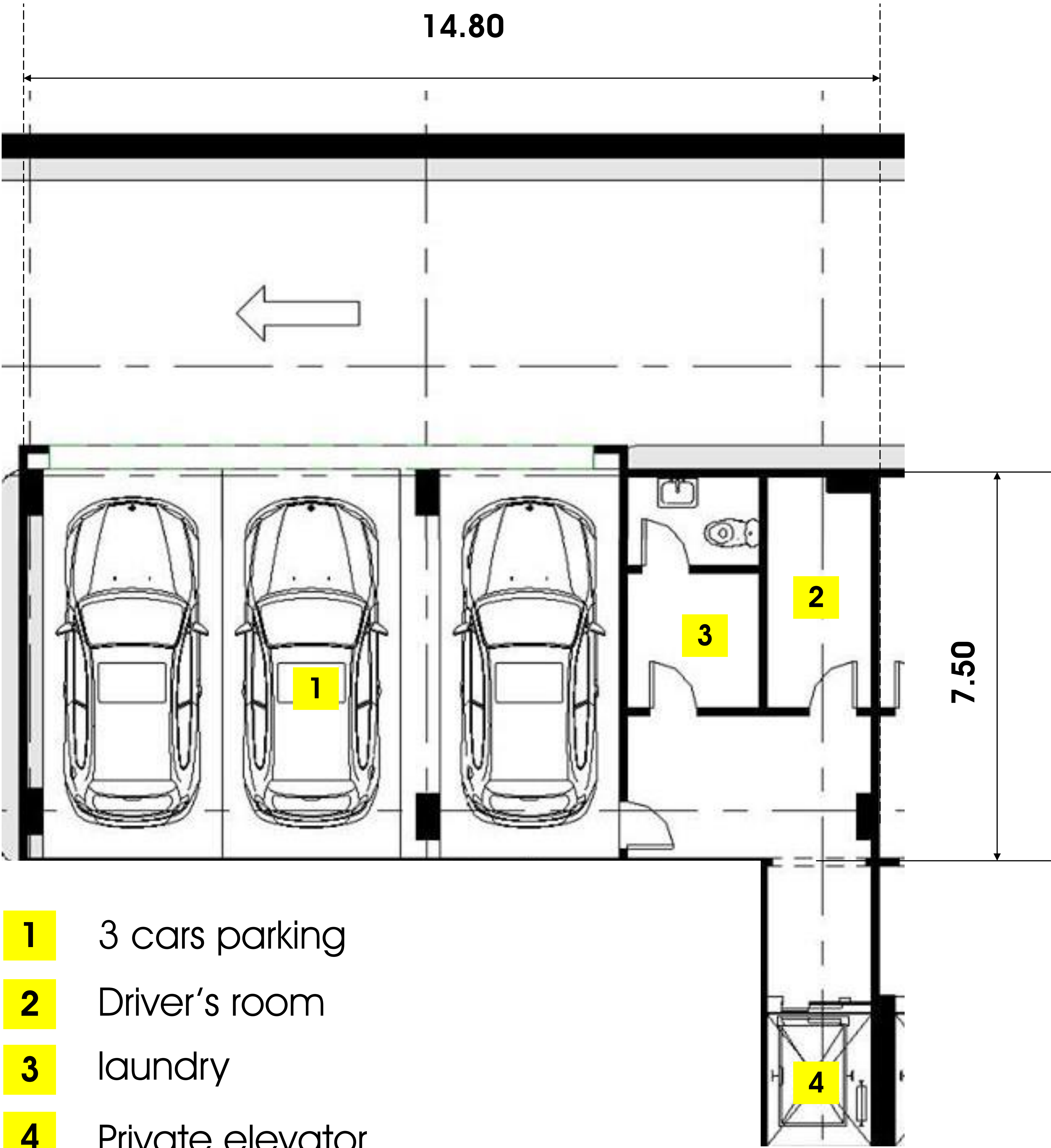


14 Studios 70/ Floor
70 Studios 70/ Building

20% STUDIOS

2 Apartments/ Floor

Apartment Area: 450.00 m2
Outdoor Deck: 120.0 m2
Private Elevator for each apartment
Private Parking with service and driver's rooms



- 1 3 cars parking
- 2 Driver's room
- 3 laundry
- 4 Private elevator

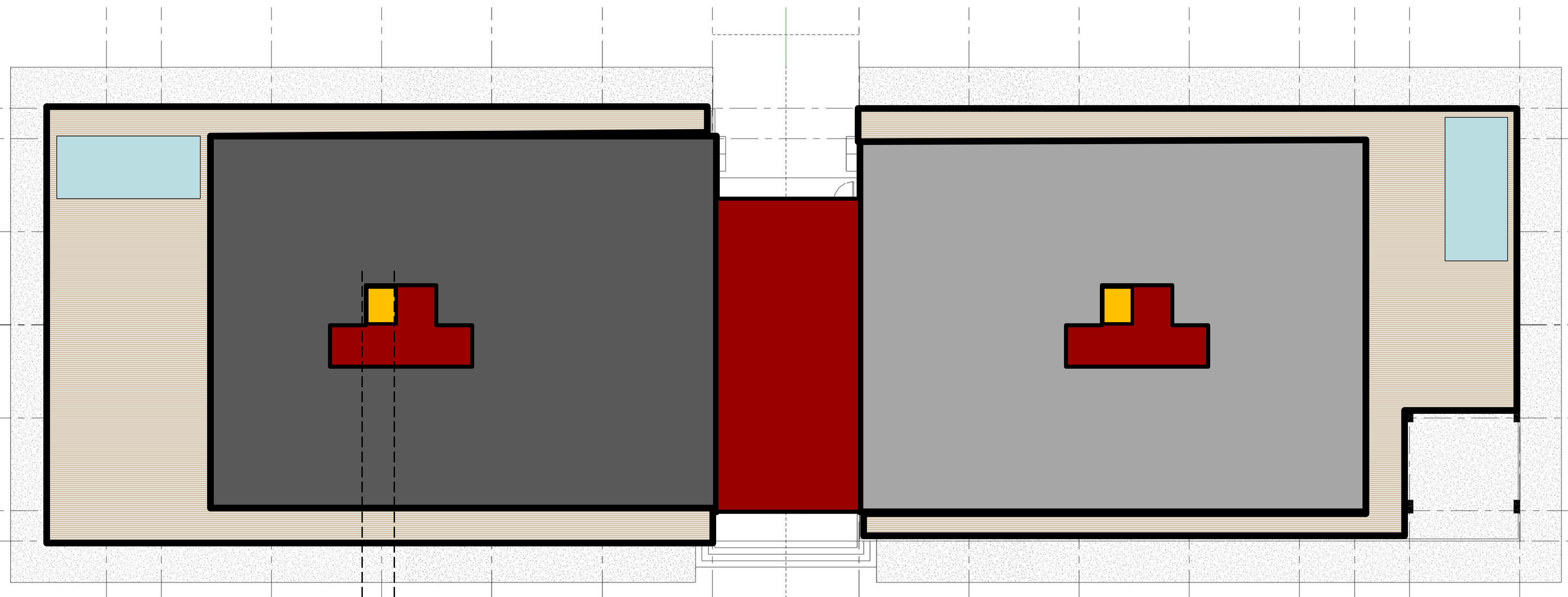


Cars Entrance

Secondary Entrance

2 Apartments/ Floor

Apartment Area: 450.00 m2
Outdoor Deck: 120.0 m2
Private Elevator for each apartment
Private Parking with service and driver's rooms



Typical Floor

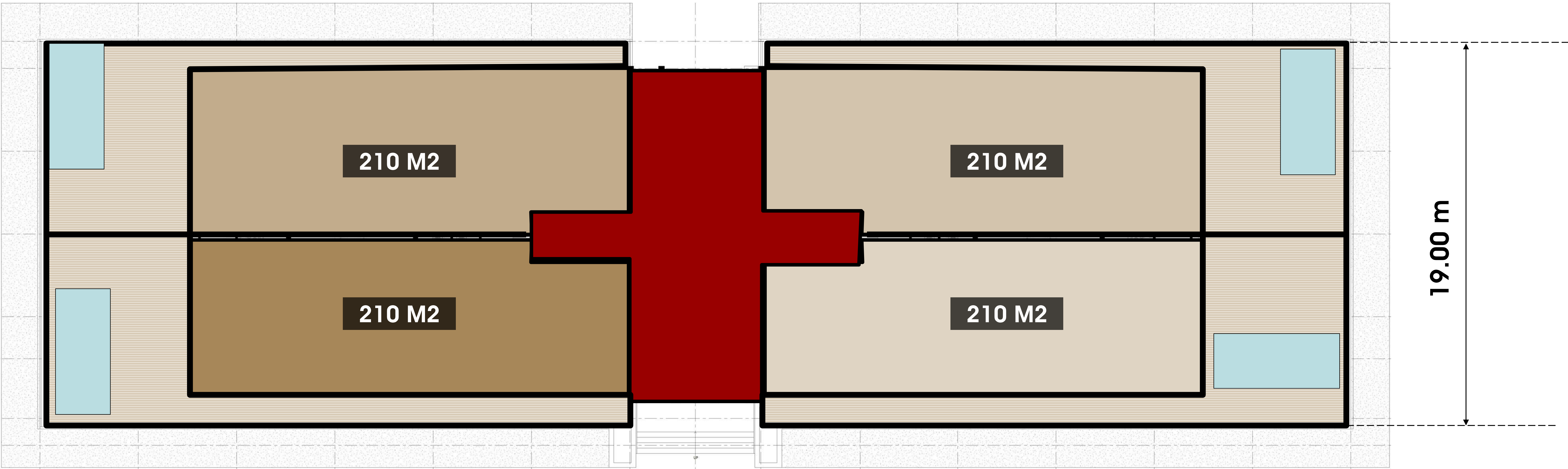


Parking Floor



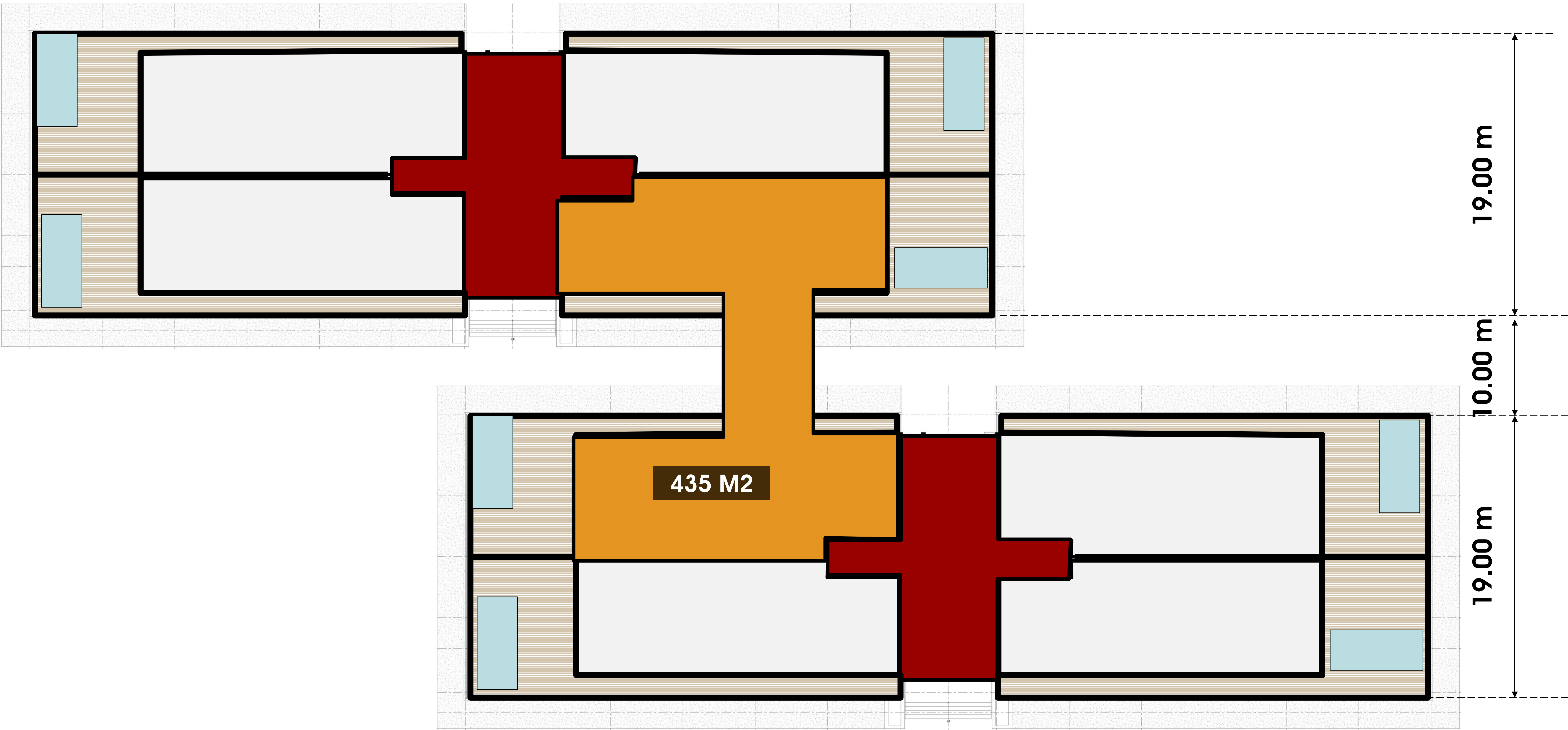
4 Apartments/ Floor

Apartment Area: 210.00 m2
Outdoor Deck: 60.0 m2
Basement services slot: 25m2 and 3 cars parking slots



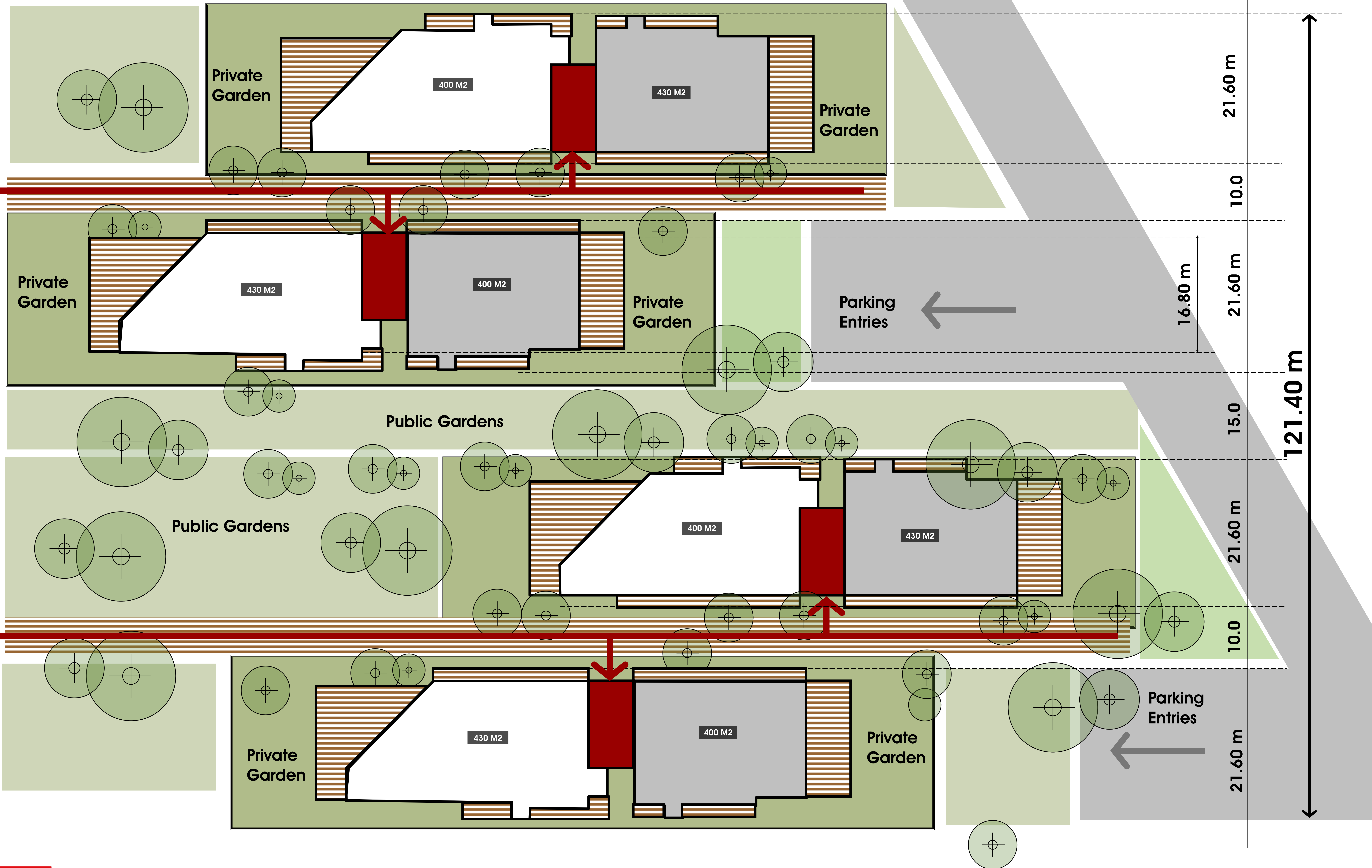
Merged apartments

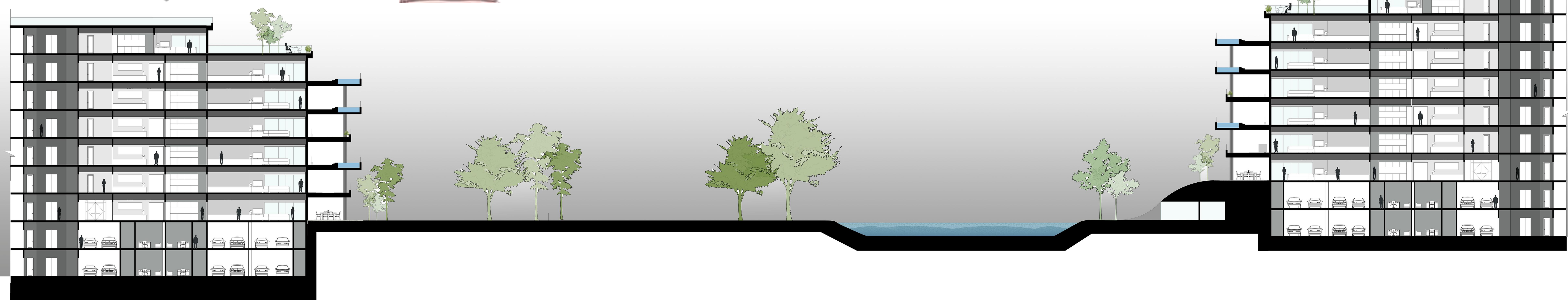
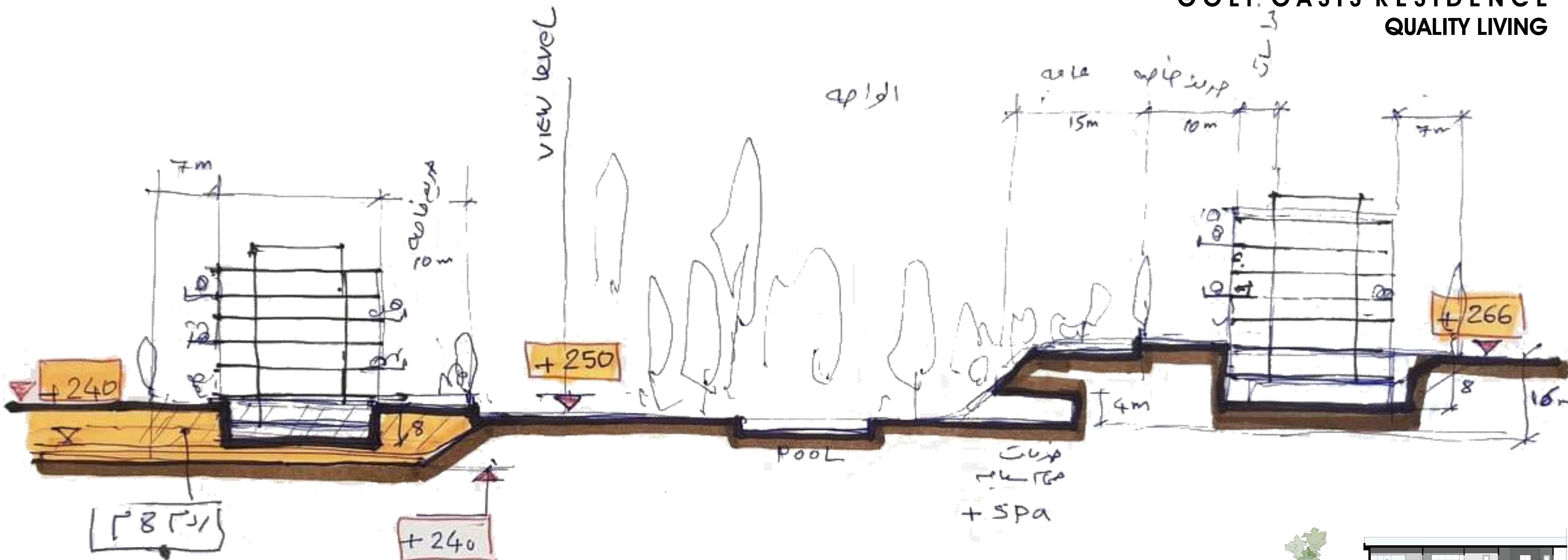
Apartment Area: 435.00 m2
2 210 m2 apartments can be merged
to create 435 m2 apartment with 2
wings (Public wing – private wing)

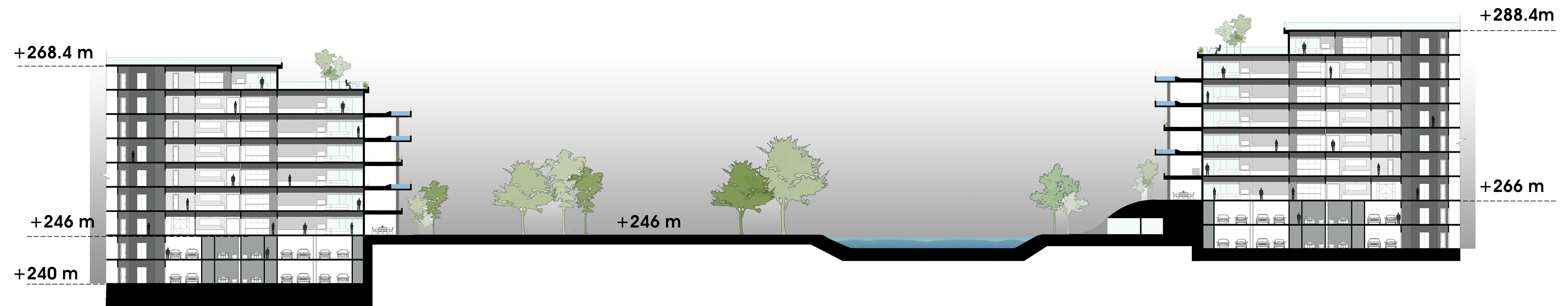


To Golf Oasis

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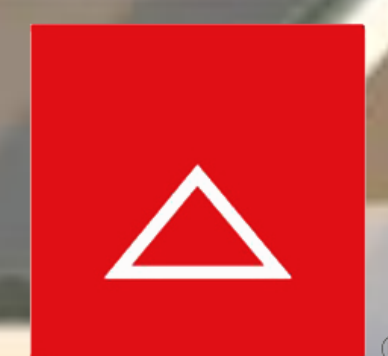
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QUALITY LIVING



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GOLF OASIS RESIDENCE

KATAMEYA GOLF, NEW CAIRO

13/07/2019

Architecture Design



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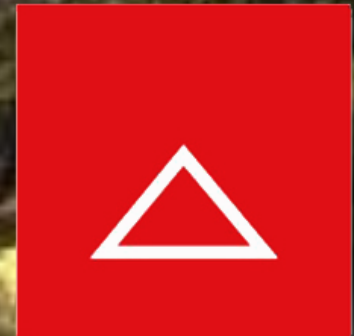


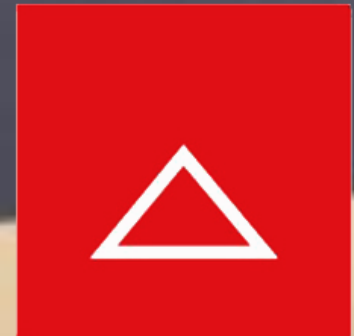




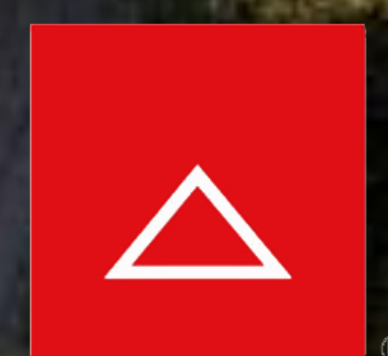








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QUALITY LIVING

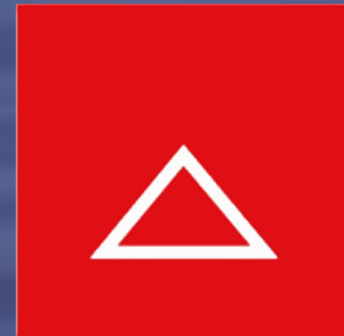


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GOLF OASIS RESIDENCE

KATAMEYA GOLF, NEW CAIRO

13/07/2019

Architecture Plans



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GROUND FLOOR PLAN

TYPE A/B

A	AP. AREA	337 M ²
	TERRACE AREA	70 M ²
B	AP. AREA	396 M ²
	TERRACE AREA	75 M ²



TYPICAL FLOOR PLAN

TYPE A/B

A	AP. AREA	420 M ²
	TERRACE AREA	130 M ²
B	AP. AREA	396 M ²
	TERRACE AREA	120 M ²





GROUND FLOOR PLAN

TYPE C/D

C	AP. AREA	284.5M ²
	TERRACE AREA	62M ²
D	AP. AREA	304M ²
	TERRACE AREA	87M ²



TYPICAL FLOOR PLAN

TYPE C/D

C	AP. AREA	355M ²
	TERRACE AREA	111M ²
D	AP. AREA	304M ²
	TERRACE AREA	120M ²

TYPE E/F/G/H

E	AP. AREA	174M ²
	TERRACE AREA	35M ²
F	AP. AREA	182M ²
	TERRACE AREA	47M ²
G	AP. AREA	239M ²
	TERRACE AREA	94M ²
H	AP. AREA	218M ²
	TERRACE AREA	87M ²

TYPE E/F/G/H

E	AP. AREA	205M ²
	TERRACE AREA	49M ²
F	AP. AREA	182M ²
	TERRACE AREA	58M ²
G	AP. AREA	248M ²
	TERRACE AREA	132.5M ²
H	AP. AREA	218M ²
	TERRACE AREA	128M ²

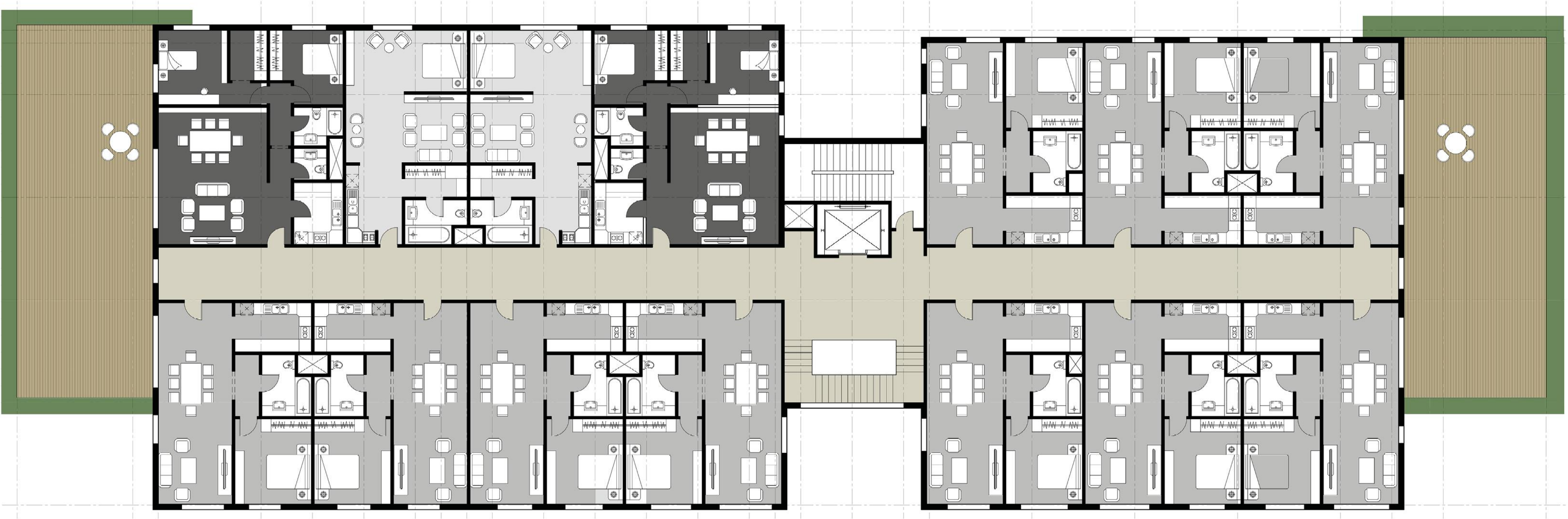


GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

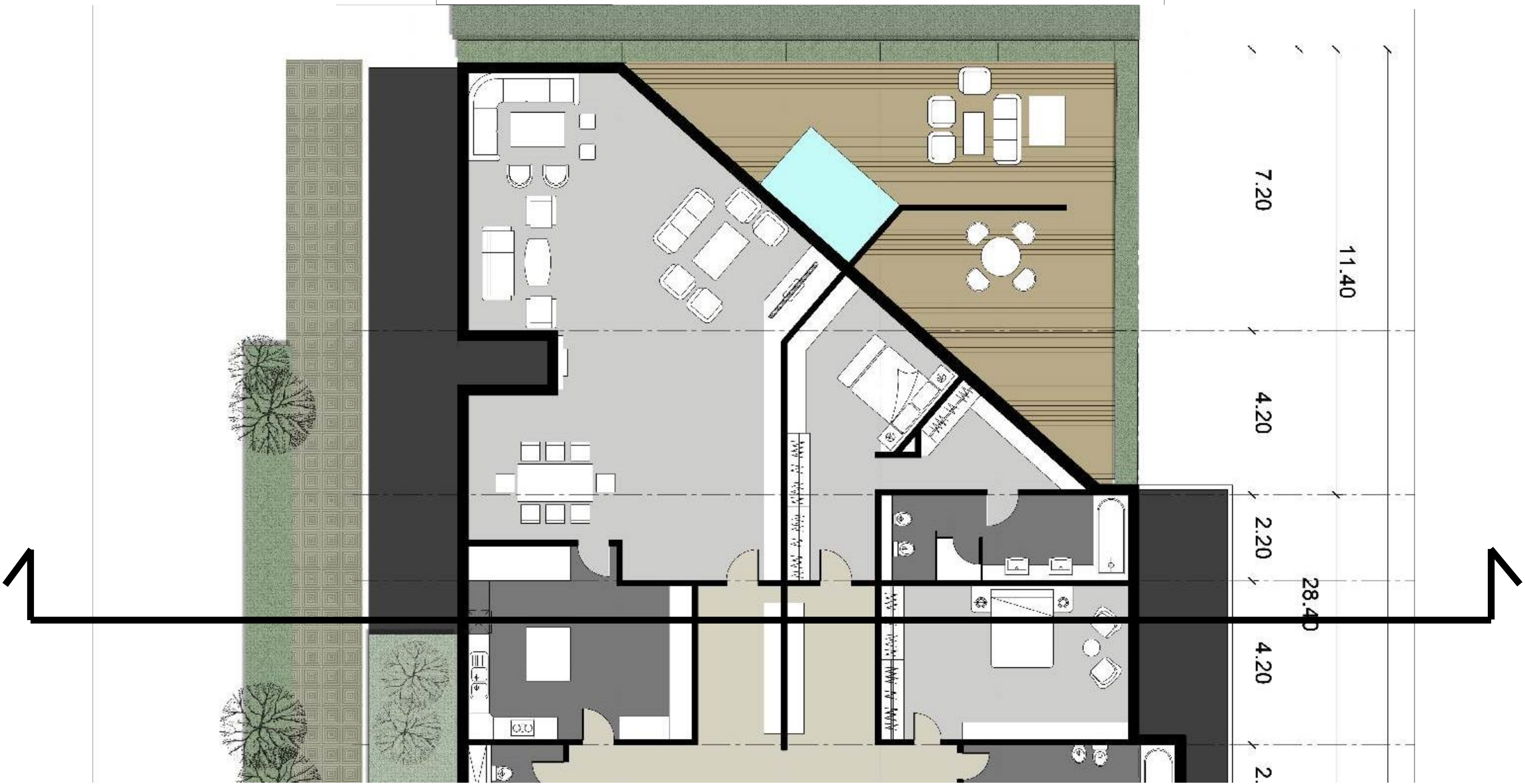




S-A	AP AREA	60 M ²
S-B	AP AREA	70 M ²
S-C	AP AREA	90 M ²

TYPICAL FLOOR PLAN
STUDIOS

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Calculations & statistics



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KATAMAYA HEIGHTS								282,953.00			
						no. of blocks	Floors	Units/Floor	Total Units / Building	Total Units	BUA
		PLOT AREA	PLOT %	FP	FP%						
RESIDENTIAL		141,476.50	50%	59,190.80	42%		6.25				369,942.5
TYPES	TYPE A,B			1,322.60	20%	9	6.25	2	12	108	74,396.25
	TYPE C,D			1,012.00	14%	8	6.25	2	12	96	50,600
	TYPE E,F,G,H			1,346.40	45%	20	6.25	4	24	480	168,300
	STUDIOS			1,937.00	20%	6	6.25	24	144	864	72,637.5
SERVICE		56,590.60	20%	4,814.91	9%		2.25				10,833.55
INTERNAL ROADS		35,676.60	13%								
EXTERNAL ROADS		7182.2	3%								
LANDSCAPE		42,027.10	15%								
TOTAL		282,953.00	100%	69,623.71		43				1548	380,776

TOTAL NO. OF BUILDINGS				43			
TYPE		GROSS AREA	FP	NO. OF FLOORS	NO.OF BLOCKS	TOTAL NO. OF APARTMENTS	% ON MASTERPLAN
TYPE A,B	APARTMENT A	667	1,322.60	6.00	9	54	21%
	APARTMENT B	623				54	
TYPE C,D	APARTMENT C	513	1,012.00	6.00	8	48	19%
	APARTMENT D	470				48	
TYPE E,F,G,H	APARTMENT E	287	1,346.40	6.00	20	120	47%
	APARTMENT F	372				120	
	APARTMENT G	257				120	
	APARTMENT H	388				120	
STUDIOS		81	1,937.00	6.00	6	864	14%
TOTAL					43	1,548	



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Thank You

